

TO LET FOR BUSINESS.

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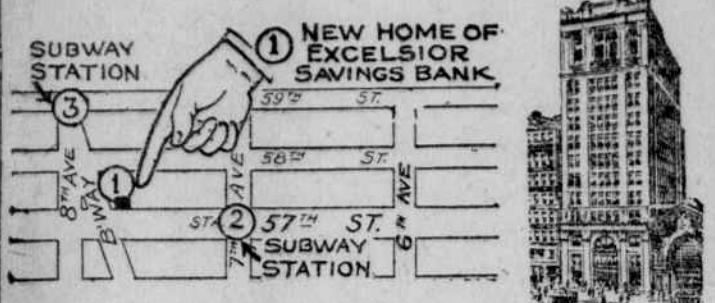
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Ready for Immediate Occupancy
Floors especially adapted for offices and showrooms For Rent in New 12 Story

FIREPROOF BUILDING OF THE
EXCELSIOR SAVINGS BANK
221 & 223 W. 57TH ST. B'WAY
in heart of New York's Coming Commercial Centre.



Each of the floors now offered For Rent has approximately 3300 square feet of available floor space, flooded with daylight and exceptionally well ventilated. The building meets in a unique manner the requirements of high class Mercantile concerns; fine location, attractive environment, close to Broadway, with Subway, Elevated and Surface transit facilities near by. Apply on premises or to

Charles F. Noyes Company, Renting Agent,
118 William St. Telephone John 2000.

Choicest Space on Broadway
FOR SHOWROOMS AND OFFICES
NOW AVAILABLE IN
NEW LIMESTONE BUILDING
B'way between 31st & 32nd Sts.
Heart of Hotel, Department Store
and Resident Buyers' District.

ALSO DESIRABLE STORE
528 6th Ave.—in same Building
FRENCH, SHRINER & UERNER

Paying rent means that you own nothing more in the end than at the start. You are building an asset when you buy a Garden Apartment at

Jackson Heights
22 Minutes from 42nd St. Subway Station
New Elevator
Garden Apartments
5 to 7 Rooms—2 to 3 Baths
Social and Business References Required
Tenant-Ownership Plan—Liberal Terms
Take Subway to Grand Central, transfer to Queensboro Subway (Queens Line) to 23rd St. (Jackson Heights) Station—(Office Opp. Station)
By motor—59th via Queensboro Bridge, Jackson Ave. to 23rd St.
The Queensboro Corporation
Manhattan Office—50 East 42nd Street
Telephone Murray Hill 7057

Children's Playgrounds,
Golf, Tennis, etc.

Unfurnished. From Battery to 14th St. (Inclusive). Unfurnished. From Battery to 14th St. (Inclusive).

THE RHINELANDER
14 Washington Square, Cor. 5th Ave.
Situated in the Finest Residential Section of the City
Ready for Occupancy
High Class Apartments
5 & 6 ROOMS 2 BATHS
RHINELANDER REAL ESTATE CO.
31 Nassau St. Phone Reector 4371

Unfurnished. Above 14th St. to 20th St. (Inclusive). Unfurnished. Above 14th St. to 20th St. (Inclusive).

2 Rooms & Bath
Rents \$840 to \$1400
NEW HIGH CLASS ELEVATOR APARTMENTS
One Physician's Apartment, Suitable for Doctor or Dentist
ONE SHOW APARTMENT, FURNISHED,
OPEN FOR INSPECTION
Restaurant on Premises. Service to Rooms.
Maid Service if Desired.
Knickerbocker Chambers
66 West 53rd St.
RENTING ON PREMISES DAILY AND SUNDAY.

TO LET FOR BUSINESS.

Above 14th St. to 20th St. (Inclusive).

FOR RENT

111-19 West 19th Street

Through to 110-18 West 20th St.

100 x 184

Basement, First and Second Floors.

Heated, Sprinkled.

These spacious floors are connected by large, Private, Electric Freight Elevator. There is a shipping entrance on 20th Street, where trucks can back right into the building at the elevator. Very suitable for concerns requiring good shipping facilities.

Apply through your broker.

CHARLES H. VAUSE

252 W. 138th St., New York City

Anderson 1008

Light Lofts, Stores and Show Rooms

122 FIFTH AVENUE

17th to 18th St.

Space.....\$1,200

Space.....\$1,800

Space.....\$2,300

Space.....\$3,200

Space.....\$4,800

STORE AND BASEMENT, ABOUT 34,000 SQUARE FEET, \$30,000. WILL DIVIDE TO SUITE.

Fireproof; 100% sprinklers; manufacturing allowed; trucks protected. One representative is on the premises.

E. SHARIN CO.

178 Broadway. Tel. Cortlandt 7285.

4 EAST 53D ST.

OFF 5TH AVE.

7 STORY NEW BUILDING

A few desirable floors for rent—\$25,000. Possession now. Rents very low. Showrooms or offices.

Fred'k Fox & Co., Inc.

297 Madison Ave., N. Y. C.

Phone Vanderbilt 0540.

6-8 E. 39th St.

TWO FLOORS—WILL DIVIDE

7,500 FT. EACH

RENT REASONABLE

DANIEL H. JACKSON

565 FIFTH AVE. MURRAY HILL 4765.

LEASE

Near Fifth Ave.

12,500 sq. ft. building.

Most desirable for Alter for Business.

SELL AT ASSIGNED VALUE.

Also for lease, desirable first floor, 25,000 sq. ft. building, care of Osgood and Co., 17 West 44th St., New York.

249 WEST 49TH ST.

NEAR BROADWAY

Four story building with lease for twenty-one years at average net rental of \$4,000 per year, commencing at \$1,500. Fireproof, protected. E. B. ROBERT, 217 Broadway.

Front Part of Loft

Sprinkler System—Elevators.

241-5 W. 37th St.

POSSESSION FEB. 1, 1923.

F. & G. PLOMM, 1333 Broadway

484 Sixth Ave., Near 29th St.

Loft, 50x100, in Fireproof Building

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F. & G. PLOMM, 1333 Broadway

TILMAR BUILDING

Adjacent to Broadway.

145 West 45th St.

High Class Office Building

for Select Tenants Only

OFFICES

\$50 Per Month

INCLUDING LIGHT AND HEAT

ROBERT P. ZOBEL

150 W. 45th St.

OR YOUR OWN BROKER.

153-7 W. 23d St.

LANE REALTY CO., Inc.

Several Upper Floors

EACH 60 x 90

Light on Four Sides.

2 passenger, 1 freight elevator.

Fireproof.

Automatic Sprinkler.

No Manufacturing.

APPLY TO

L. J. PHILLIPS & CO.

148 West 72d St. Cel. 1833

OR YOUR OWN BROKER.

STORE

3 AND 5 EAST 53d STREET

3600 sq. ft.

Very suitable for any high grade exclusive retail business or showroom. Will make long straight lease at attractive figure.

SENIOR & ALLAN, INC.

205 Fifth Avenue. Murray Hill 9225.

LOFTS—STORES—BUILDINGS

Mercantile, Warehouse, Factories.

Large, clean, bright, airy.

LOUIS SCHRAG, 142 W. 23D ST.

38th St., Broadway & 6th Ave.

Two 3 story buildings, 40,000 sq. ft. each, possession

to lease for 21 years; possession.

J. ARTHUR FISCHER, 690 6th Ave.

STORE—901 EIGHTH AVE.

Near 3rd St. Reasonable rent, good lease; immediate possession; good business location.

GEORGE A. BOWMAN, 115 West 42d St.

32 WEST 31ST STREET

Lofts in L. E. Steam Heat and Elevator.

12,500 sq. ft. building.

F. & G. PLOMM, 1333 BROADWAY.

9 West 29th Street

TOP FLOOR WITH SKYLIGHT, 25,000 sq. ft.

POSSESSION

F. & G. PLOMM, 1333 BROADWAY.

Above 50th St.—5th Ave. to East River.

Southwest Corner

MADISON AVE.

67th St.

100 feet on Avenue

Stores and entire second floor

Occupancy about Jan. 1st, 1923.

J. C. & M. G. MAYER

347 Madison Ave. Murray Hill 8653

124TH ST. AND 1ST AVE.

Left, 50x100; steam heated; 100% sprinkler; lowest rent; immediate possession.

GEORGE A. BOWMAN, 115 University Place. 5200 Broadway.

168 EAST 74th ST.
100% JOINT OWNERSHIP
UNDER CULVER PLAN
Desirable Space Available for Those Who Conform to Our Standards

WALKER & GILLETTE, ARCHITECTS.
5 Rooms, 1 Bath \$8,600 to \$10,700
6 Rooms, 3 Baths \$10,700 to \$12,900
LARGER SUITES IF DESIRED—DUPLICATE OR ONE FLOOR
Rent Saving equivalent to 13% on your investment
To be sold under the CULVER PLAN of co-operative ownership plan that for 17 years has had an unbroken chain of success in providing and selling to satisfied purchasers PERMANENT APARTMENTS aggregating in value over fifty million dollars.
Joint Ownership under the CULVER PLAN is recognized as sound in principle, conservatively financed and satisfactory in operation the stock of the apartment owner is accepted as good collateral for loans by large financial institutions.
That the CULVER PLAN is the accepted solution of Apartment House living is evidenced by the fact that during the past twelve months this Company has sold for PERMANENT HOMES four apartment buildings aggregating in value over \$3,100,000.
THIS COMPANY MAKES LOANS AND ALWAYS MAINTAINS A MARKET FOR PATRONS DESIRING TO SELL THEIR HOLDINGS.
Joint-Ownership Construction Co., Inc.
FREDERIC CULVER, President
342 Madison Avenue Telephone Murray Hill 9190
Douglas Gibbons & Co.
Selling Agents
6 East 45th Street Vanderbilt 0626

646 Park Ave.
Lenox Hill—66th, 67th Sts.
Ready December 20th
All the advantages of the Larger Hotels with the quiet atmosphere of a private Home
2-3 Rooms—1-2 Baths
\$2500—\$4700
Including complete service and electric light
EXCLUSIVE RESTAURANT ON PREMISES
TABLE D'HOTE A LA CARTE ROOM SERVICE
Reservations being made now
Management of
DOUGLAS L. ELLIMAN & Co.
15 East 49th Street Plaza 9200

151 East 80th Street
North East Corner Lexington Ave.
11-Story New Fireproof Building
3-4-5 Rooms—1-2 Baths
Housekeeping
\$1700 to \$2950
Possession December
A FEW WILL BE RENTED FURNISHED.
Gresham Realty Co., Inc. Douglas L. Elliman & Co.
587 Fifth Avenue 15 East 49th St. Phone Plaza 9200

TO LET FOR BUSINESS.
Above 50th St.—5th Ave. to North River.
Broadway & 65th St.
South East Corner
LOFTS, OFFICES & SHOWROOMS
ELEVATOR SERVICE.
WILLARD S. BURROWS CO.
110 W. 34th St. Fitzroy 5450
OR YOUR OWN BROKER.

TO LET FOR BUSINESS.
Brooklyn.
MANUFACTURERS AND WHOLESALE SPACE
Large and Small Units in Model Loft
All Trunk Line Railroads at your door.
Cost for carting rail freight to and from station eliminated.
The elevator is your shipping room.
Put your factory on one floor.
BUSH
Terminal Company
100 Broad Street Contract Department
Queens.
STORES
Sutphin Boulevard, Jamaica
Near Main Station Long Island R. R.
High class Bakery, Lunch Room, Delicatessen, Confectionery, Florist, Men's Furnishings, Ladies' Wear, any high class business; best location in Jamaica; rent reasonable; advertising advantages are worth total rent; finest store property in Jamaica.
JAMAICA PROPERTY CORP.
53 Sutphin Boulevard, Jamaica.
WANTED FOR BUSINESS.
WANTED
75,000 to 100,000 Sq. Ft.
MODERN FIREPROOF LOFT BLDG.
Good light, possession not later than 60 or 90 days; location in or near Manhattan.
L. TANENBAUM STRAUSS & CO.,
640 BROADWAY, NEW YORK.
APARTMENTS—Sale or Let.
Furnished.
Above 14th St. to 20th St. (Inclusive).
Why not live at the
HOTEL GREGORIAN
58th St., Near 5th Ave.
Patronized by discrimination, refined people, demanding good service at low prices. Apartments, \$80. Large suites, \$200 per month.
Unfurnished.
From Battery to 14th St. (Inclusive).
Physician's Apartment
7th Avenue, near 10th St., in new new addition. Ready for occupancy Jan. 1. 1923.
THE GROSVENOR, 35 5TH AVE.
J. H. SPAULDING, Mgr.

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THE GROSVENOR, 35 5TH AVE.
J. H. SPAULDING, Mgr.

370 RIVERSIDE DRIVE
REASONABLE RENTS
NEW 15 STORY FIREPROOF BUILDING
Northeast Corner 109th St. and Riverside Drive
Possessing All Modern Improvements
5-ROOMS & 6-ROOMS
2 & 3 BATHS
Convenient to All Transit and Bus Lines
For Particulars Apply to
Renting Agent on Premises
370 Riverside Drive Corp., Owners
L. GERBINO, Pres. BENJ. F. WALKER, Treas.
Telephone Clarkson 0065

300 West End Avenue
Northeast Corner 74th Street
12 Rooms and 4 Baths
Corner Apartment, Southern Exposure
Immediate Possession
Apply on Premises or
Mark Rafalsky & Company
21 EAST 40TH STREET. Telephone Vanderbilt 2027

Iris Gardens Apartments
625-635 W. 169th St.
Between Broadway and Fort Washington Ave.
Suite of 2, 3 & 4 Rooms
Some with Kitchenettes
Rooms of unusual size, exceptional foyer halls, ample closet space, finest interior finish, with last-word improvements. Every suite exquisitely decorated.
Resident Agent on Premises.
I. REIS & CO. Agents
38 West 40th Street Tel. Longacre 7230.

Muriel Arms
2665 GRAND CONCOURSE
Now Ready for Occupancy
Northwest Corner Kingsbridge Road
Opposite Poe Park
High-Class Elevator Apartment Steel Constructed Fireproof Building situated on Highest Elevation in New York, equal to the best Buildings in the Park or West End Ave. sections.
Very Attractive Suites of
2 Rooms, Kitchenette & Bath
3-4 Rooms, Foyer & 2 Baths
At Moderate Rentals
The location is most ideal and within 2 minutes' walk from 6th and 9th Ave. "L." Lexington and Jerome Ave. Subway; at Kingsbridge Road Station
RENTING AGENT ON PREMISES

The Grosvenor
35 Fifth Ave.
NEW ADDITION
to Be Completed January 1st
SUITES OF
1 & 2 Rooms & Bath
Furnished and Unfurnished
J. H. SPAULDING, Mgr.
Unfurnished.
Above 14th St. to 20th St. (Inclusive).

270 Park Ave.
at 47th St.
Hotel Suites
with complete service
Restaurant "Marguery"
Management of
Douglas L. Elliman & Co.
15 East 49th Street
Plaza 9200
REPRESENTATIVE ON PREMISES

1 East 56th St.
Two rooms and bath, also one room and bath; immediate possession; hotel and restaurant Elysee service.
INSPECTION INVITED

743 Fifth Ave.
at 57th Street
Bachelor Apartment—Only One to Rent
Large Living Room, Red Room, Foyer and Bath. Complete Service.
Price \$1,000
Management of
Douglas L. Elliman & Co.
15 East 49th Street Plaza 9200

ALWYN COURT
182 West 58th St.
An apartment house combining apartment features with the complete exclusiveness of a refined home.
One Suite of 12 Rooms, Large Reception Foyer, 5 Baths
A. H. O'BRIEN
2299 Broadway.
Tel. Schuyler 2907.
BROKERS PROTECTED.

290 Park Ave.
Apartment for Sale
11th floor, facing Park Ave., one of the finest apartments in the building. Owned by an Estate; must be sold. Complete exclusiveness arranged. Shown by appointment only.
HORACE G. KNOWLES
Murray Hill 9194. 342 Madison Ave.

FLOORS
134-6 West 25th St. Floors 50x81.4
" 25x81.4
Possession Feb. 1
133-41 West 21st St. Floors 100x98.9
" 50x98.9
Possession Feb. 1
120-2 East 14th St. Floors 50x106.6
Possession Now & Feb. 1
28-30 East 4th St. Possession Now & Feb. 1
417 Lafayette St. Floors 29.6x150
Immediate Possession
106-10 Seventh Ave. Floors 52x99xL 20x52
Possession Now & Feb. 1
For Information concerning these and other offerings of business space